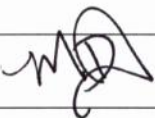



Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager 

FROM: George Homewood, AICP, Director of City Planning 

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 821 Sheppard Avenue

DATE: December 11 , 2015

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

Property Information

| | | | |
|------------------------------------|-------------------------|---------------------------|-------------------|
| Location: | 821 Sheppard Avenue | Neighborhood: | Colonial Heights |
| Zoning: | R-7 | Standard Lot Size: | 60 Ft. x 100 Ft. |
| House Type: | 1.5 Story Single Family | Proposed Lot Size: | 50 Ft. x 2000 Ft. |
| House Size: (Width x Depth) | 27.31 Ft. x 52 Ft. | Square Footage: | 1932 Sq. Ft. |

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, Planning Director at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



**Department of Planning and Community Development
Zoning Certification for Non-Standard Lots**

Applicant Information

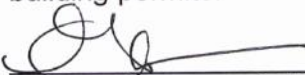
| | | | |
|-------------------------------|---------------------|-----------------------------|---------------|
| Applicant Name: | DGH Development | Date of Application: | June 15, 2015 |
| Mailing Address: | 610 Naval Base Road | | |
| City, State, Zip Code: | Norfolk, VA 23505 | | |
| Phone Number: | 757-377-4774 | E-Mail: | |

Property Information

| | | | |
|-----------------------------|-----------------------|---------------------------|--------------------|
| Location: | 821 Sheppard Ave. | Neighborhood: | Colonial Heights |
| Zoning: | R-7 | Standard Lot Size: | 60 Feet x 100 Feet |
| House Type: | 2 Story Single Family | Proposed Lot Size: | 50 Feet X 200 Feet |
| Proposed House Size: | 27.31 Feet x 52 Feet | Square Footage: | 1932 SF |

The proposed building plans and elevations for development of the site at 821 Sheppard Ave. and located in the Colonial Heights neighborhood in Norfolk, Virginia have been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch(es), columns, driveways, garage(s), and building height.

Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.


George Homewood, AICP, Director
City Planning

BC: City Manager's Office
Planning Director
Program Manager
Building Official

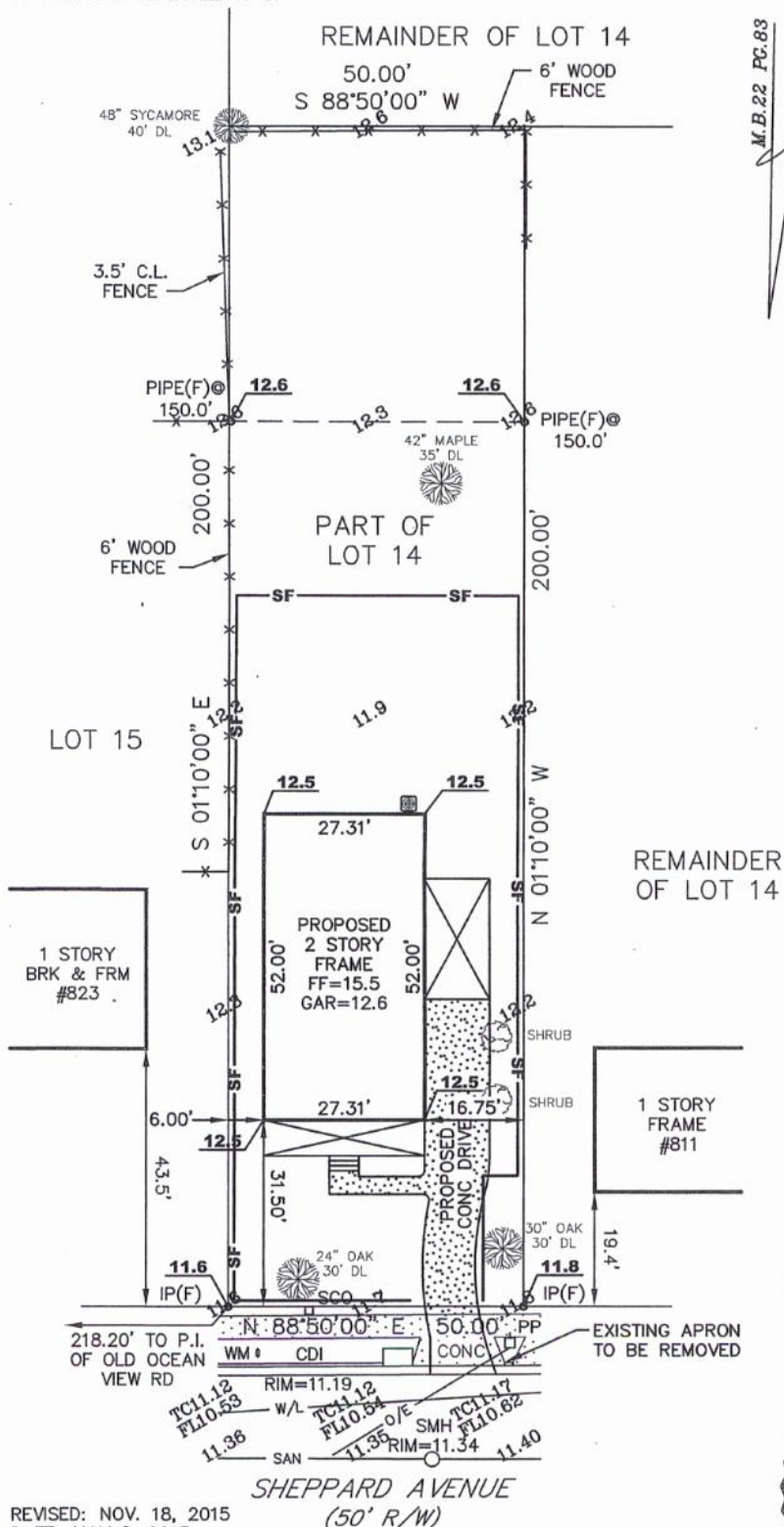
December 4, 2015
Date



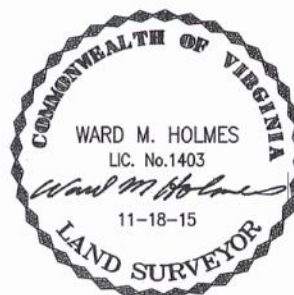
1 FRONT ELEVATION
A2 1/4" = 1'-0"

GENERAL NOTES

1. ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO NAVD-88 DATUM.
2. AFTER BUILDING PERMIT IS ISSUED, WARD M. HOLMES ASSUMES THE BUILDER APPROVED THE SIZE AND LOCATION OF THE HOUSE AS SHOWN HEREON.
3. SEWER AND WATER ARE AVAILABLE.
4. 0.00 = PROPOSED ELEVATION.
5. FF = FINISHED FLOOR ELEVATION.
6. THE PROPERTY SHOWN HEREON APPEARS TO LIE IN "X" (UNSHADED) FLOOD ZONE ACCORDING TO F.E.M.A. MAP PANEL NO. 510104-0065F, REVISED SEPT. 2, 2009.
7. PROPERTY IS ZONED R-8.



SITE PLAN
OF
PART OF LOT 14,
BLOCK C
SECTION "B"
COLONIAL HEIGHTS
NORFOLK, VIRGINIA
FOR
DGH DEVELOPMENT



REVISED: NOV. 18, 2015
DATE: MAY 8, 2015
SCALE: 1"=25'
NOTE: FOR PLAT SEE
M.B.22 PG.83
CHESAPEAKE, VA

WARD M. HOLMES
LAND SURVEYOR, P.C.
9225 GRANBY STREET
NORFOLK, VIRGINIA 23503
757-480-1230

DRAWN BY: DHH

PROJECT NO. 14-665